NOTICE OF PUBLIC HEARING City of Manistee Planning Commission

The City of Manistee Planning Commission will hold a Public Hearing in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan to consider a request from:

NAME: Roy Henderson

13999 South West Bayshore Drive

Traverse City, MI 49684

AGENT: Faulk and Foster

678 Front St., Suite 102 Grand Rapids, MI 49504

LOCATION OF REQUEST: 212 Arthur Street

ACTION REQUESTED: Amend Special Use Permit for Communication Tower to add 12 antennas,

3 tower mounted amplifiers and coax to the tower along with a

prefabricated equipment shelter.

DATE/TIME OF HEARING: Thursday, October 2, 2014 at 7 pm

Interested parties are welcome to attend the hearing, or written comments with signature can be submitted to: Denise Blakeslee, Planning and Zoning, City of Manistee, 70 Maple Street, Manistee, MI 49660, (231) 398-2805.

A copy of the application is attached.



Planning Commission/Planning & Zoning
City Hall
70 Maple Street
Manistee, MI 49660
231.398.2805 (phone)
231.723.1546 (fax)

Special Use Permit Application

A Detailed Site Plan is required for all Special Uses
Please Print

Submission of Application				
Applications must be submitted 25 days prior to the meeting for review for completeness. Applications shall be				
submitted through the Zoning Administrator to the Planning Commission. Each application shall be accompanied by the				
payment of a fee \$750.00 and any applicant escrow payments as required by Section 2701 and in accordance with the				
schedule of fees adopted by the City Council to cover the costs of processing the application. An application shall be				
submitted to the Zoning Administrator on a Special Use application form. A Special Use application shall be placed on the agenda of the Planning Commission by the Zoning Administrator within thirty (30) days of the submission of a complete				
application prepared in accordance with this Zoning Ordinance. An application, which is incomplete or otherwise not in				
compliance with this Ordinance, shall be returned to the applicant. No application shall be processed until properly				
prepared and submitted and all required fees and escrow payments paid in full.				
Property Information				
Address: 2 2 AV-1015. Parcel # 5 - 0 - 2 5 - 03				
VYMAICLE E. IVI) 49660, Applicant Information				
Name of Owner or Lessee: KAI, HENRYSON, Towns Al WILLIAM				
Address: 2990 SOUTH MAST LANSLOVE DV. I VOWERSELITY, III 4968				
Phone #: e-mail: e-mail:				
Name of Agent (if applicable): Toulk and toster 1 200 1 million				
Address: O. X Mont (+., SVIte. 102, Grand Kaplas, 11, 99509				
Phone #: 0 10-10-10-20-20 Cell#: 10 1 Cell#: 10				
Data Required/Project Information O Faul Kang Ofer	: com			
Land Area Cee SHE Dan X, Zoning Classification:	1			
Present/proposed Land Use: 101770 Dans to CO-LOCATE On-EXISTING COIL	tower			
Attach a Detailed Narrative for the following				
A letter or signed narrative describing in detail the proposed special use and detailing why the				
location selected is appropriate.				
Applicant's statement of the expected effect of the special use on emergency service				
requirements, schools, storm water systems, sanitary sewer facilities, automobile and truck				
circulation patterns, and local traffic volumes.				
Any additional material information necessary to consider the impact of the project upon adjacent				
properties and the general public as may be required by this ordinance, by the City Zoning				
Administrator or the Planning Commission; including, but not limited to, measures which will be				
undertaken to control soil erosion, shoreline protection, excessive noise, or adverse impacts of the				
development on the surrounding properties; elevations on all buildings, including accessory				
buildings; and, an environmental assessment.				
Supporting statements, evidence, data, information and exhibits that address the standards				
and requirements for assessing Special Use permit applications as provided in Section 1802 .				
and requirements for assessing operation of providing and an area of the providing and an area of the providing and area of the providing area of the providing and area of the providing area of the providing and area of the providing area of the providing and area of the providing area of				

Planning Commission/Planning & Zoning City Hall 70 Maple Street Manistee, MI 49660 231.398.2805 (phone) 231.723.1546 (fax)

9/4/14

Re: SUP for Verizon Wireless co-location on Henderson Tower

Verizon Site Name: 6829 Manistee DT

Site Location: 212 Arthur St. Manistee, MI 49660

Ms. Blakeslee,

Please find enclosed an SUP application along with (15) 11X17 copies of site plans for proposed Verizon co-location on the existing Henderson Tower in Manistee.

Verizon seeks to add (12) antennas, (3) Tower mounted amplifiers and coax to the tower along with a prefabricated equipment shelter to the ground. All of the equipment to be added will not change the height of the structure. And please refer to the site plan for further details regarding the proposed co-location on the Henderson tower.

Please contact me with any questions or if more information is needed, otherwise we will assume you are reviewing the application for SUP for Verizon's proposed co-location on the Henderson Tower and we can expect approval soon.

Thank you again for your time and assistance with this project. It has been a pleasure working with you and the city.

Patricia Ralya

Faulk and Foster

678 Front Avenue NW, Suite 110 | Grand Rapids, MI 49504

Phone (616) 647-3720 Ext 102 | Fax (616) 647-8614

	Additional Information		
Any additional information deemed proposed Special Use on the adjact information may take the form of, both 2, an environmental assessment as roughly the proposed in the prop	ent properties, public infrastructu ut is not limited to, a traffic impact equired by Section 2203, E, 1 , a ma y officials representing state, coun	ure, and communi : analysis as require arket study as requ	ty as a whole. Such ed by Section 2203, E, iired by Section 2203,
Special Use review procedures. An	application for Special Use Approvi	al shall be processe	ed in accordance with
Section 1801.C.			
Issuance of a Special Use permit. Sp	pecial Use Permits shall be issued in	accordance with	Section 1801.D.
Appeals. No decision or condition r of Appeals. An appeal of a Special U	elated to a Special Use application	n shall be appealed	f to the Zoning Board

Duration of Approval. The Special Use permit shall become effective upon Planning Commission approval and

in accordance with Section 1801.F. Amendments. Amendments to Special Use permits shall be handled in the same manner as the initial Special

Use permit application. Minor non-substantive changes to a site plan in accordance with Section 2208 may be made to an existing Special Use permit with the approval of the Zoning Administrator.

Transfers. Transfers shall be handled in accordance with Section 1801.H.

Expiration. A Special Use permit shall be valid for as long as the approved use continues in accordance with the terms and conditions of the approved permit. The Special Use permit will expire on the occurrence of one or more of the following conditions:

- If replaced or superseded by a subsequent permitted use or Special Use permit. 1.
- If the applicant requests the rescinding of the Special Use permit. 2.
- If a condition of approval included stipulation to expire the Special Use permit by a certain 3. date.
- If the use is abandoned, moved or vacated for a period of one year.

Violations. Violations shall be handled in accordance with Section 1801.J. **Authorization CERTIFICATION AND AFFIDAVIT:** The undersigned affirm(s) that he/she/they is/are the 🗇 owner, 🖂 leasee, 🕱 dwner's representative, 🗗 contractor involved in the application; and that the information included in this application is correct. Further, if the request is approved, the applicant will comply with all of the requirements of the City of Manistee Zoning Ordinance and certifies that measures proposed to mitigate adverse impacts will be completed in a timely fashion. The undersigned, by signing the Application, agrees to pay any and all fees and escrow payments in full as provided in Article 27. Signature: Date: Signature: If applicant is Incorporated or a Limited Liability Corporation a copy of the Articles of Incorporation are to be submitted with application. By checking this box permission is given for Planning Commission Members to make a site inspection if desired. No Please indicate if the applicant will be tax exempt, applying and/or eligible for tax Yes abatements, credits or deferments for this proposed project. If Yes, explain:

	Office Use Only	
Fee: 🕽 \$750.00 🔲 \$	Escrow Payment	Receipt #
Date Received:	Hearing Date:	PC - PARTIE

LEGEND -648---EXIST. CONTOUR ---846 PROP. CONTOUR ×648.2 548.30 EXIST. SPOT ELEVATION ro- U.P. EXIST. LITHLITY POLE EXIST. OVERHEAD UTILITY LINE EXIST. LIGHT POLE TELEPHONE RISER SINGLE TREE EXIST. TREE OR BRUSH LIMIT SECTION CORNER FOUND IRON PIPE FOUND MONUMENT FOUND IRON ROD CONTROL PT. 3" MDOT 23A AGGREGATE-10" AGGREGATE BASE COMPACTED SUBGRADE. LEGAL DESCRIPTION OF LEASE PARCEL

Commencing at a found from rod located in the west line of Arthur Street/US-31 (variable width), said from rod being located S 87°07'57' E 1491.15 feet along the North line of Section 1, T21N, R17W, City of Manistee, Manistee County, Michigan (as monumented) and S 02°52'03' W 1693.37 feet from the Northwest corner of said monumental) and \$12,732.0. W total, refer from the nontrivest corner of said Section 1, and said fron also being recorded as located N 11°03' E 442,11 from the intersection of the west line of Arthur Street and the south line of the North 2/3 of Covernment Lot 3 of said Section 1 (measured as A) 41°08'14" E); thence N 36°35'14" E 16.00 feet along said west line of Arthur Street/US-31; thence N 49°06'58" W 50.00 feet; thence N 01°36'12" E 406.00 feet; thence N 16°02'27" E 130.00 feet; thence N 17°55'33" W 50.00 feet; thence N 50°00'00" E 35.00 feet; thence N 00°00'00" W 15.00 feet to the POINT OF BEGINNING:

thence S 90°00'00" W 18,00 feet; thence N 00°00'00" W 30,00 feet; thence N 90°00'00" E 18,00 feet; thence N 90'00'00' E 18.00 feet; to the POINT OF BEGINNING; being a part of Lot H of S.C. Thompson's Addition to the City of Manistee in Government Lot 2, Section 1, Town 21 North, Range 17 West, City of Manistee, Manistee County, Michigan; containing 540 square feet; together with a 3 foot wide non-exclusive easement for ice bridge; subject to easements and restrictions of record, if any;

Together with a 30 foot wide easement for ingress, agress and public utilities, the

Commencing at a found iron rod located in the west line of Arthur Street/US-31 (variable width), said fron rod being located S 87*07*57* E 1491.15 feet along the North line of Section 1, T2*1N, R17*W, City of Manistee, Manistee County, Michigan (as morumented) and S 02*5203* W 1889.37 feet from the Northwest corner of said Section 1, and said fron also being recorded as located N 11*03* E 442.11 from the intersection of the west line of Arthur Street and the south line of the North 2/3 of Government Lot 3 of said Section 1 (measured as N 14*08*14* E); thence N 36*35*14* E 16.00 feet along said west line of Arthur Street/US-31 to the POINT OF BEGINNINGS.

thence N 49*06'58" W 50.00 feet; thence N 01*36'12" E 406.00 feet thence N 16*02'27" E 130.00 feet thence N 17"56"33" W 90.00 feet; thence N 55"53"10" E 85.00 feet;

therees N 90*00*00* £ 35.00 feet to the POINT OF ENDING: being a part of Lot H of S.C. Thompson's Addition to the City of Manistee in Government Lot 2 and Government Lot 3, Section 1, Town 21 North, Range 17 West, City of Manistee, Manistee County, Michigan; and subject to easements and restrictions of record, if any,

LEGAL DESCRIPTION OF OVERALL PARCELS

Land situated in the City of Manistee, County of Manistee, State of Michigan,

Tax Parcel: #51-101-275-03

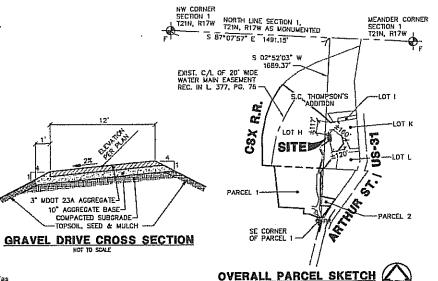
Tax Parcel: #51-101-275-03
Parcel 1: Part of Government Lot Three (3), Section One (1), Township Twenty-One (21) North, Range Seventeen (17) West, commencing at the intersection of the West line of Arthur Street and the South Sine of the North 2/3 of said Government Lot 3, thence North 113" East 442.11 feet to the point of beginning, thence North 71:39" West 121 feet, thence West 50 feet, thence North 50 feet, thence West 237.03 feet, thence North 9*16" West 384.13 feet, thence East 465.18 feet, thence South 35*55' West 44.21 feet, thence South 312.01 feet, thence East 84.13 feet, thence South 33*30' West 141.34 feet to point of beginning.

Parcel 2: Part of Government Lot Three (3), Section One (1), Township Twenty-Cna (21) North, Range Seventeen (17) West, commencing at a point where the West line of the right of way of Arthur Street intersects the South line of the North 2/3 of said ant Lot 3, thence North 11°03' East 442.11 feet along said West line, thence North 33"30" East 141.34 feet along said West line for a place of beginning, thence continuing North 33"30" East 80 feet along said West line, thence North 80"27"04" West 141.65 feet, thence South 1"29"02" East 90.00 feet, thence South 89"55" East

Tax Parcel: #51-174-708-09

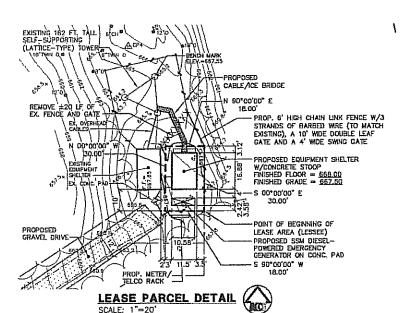
Tax Parcel: #51-174-708-09

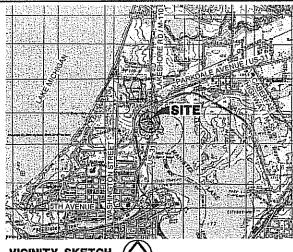
Part of Lot H of S.C. Thompson's Addition to the City of Manistee, Manistee County, Michigan, in Government Lot 2, Section 1, Town 21 North, Range 17 West and more particularly described as beginning at the Southwest corner of Lot 1 of said S.C. Thompson's addition to the City of Manistee; thence South 81'09'07' West 70.00 feet; thence North 46'20'53' West 100.00 feet; thence North 51'35'53' West 188.00 feet; thence North 52'05'53' West 165.00 feet; thence Continuing North 52'05'53' West 120.44 feet to the Easterly right of way of CSX Railroad; thence along said railroad right of way for the following five (5) courses: 1, South 44'24'07' West 43.40 feet, 2. South 30'15'05' West 159.50 feet, 3, South 20'39'07' West 143.83 feet, 4, South 10'54'07' West 168.42 feet, 5. South 00'35'53' East 269.68 feet to the South line of said Government Lot 2; thence South 86'44'24' East 111.93 feet on said South line; thence North thence continuing South 85*44"24" East 466.89 feet on said South line; thence North 38*34"24" East 294.14 feet; thence North 12*19*42" West 197.91 feet; thence North 32*13'54" West 16.05 feet to the point of beginning.



EXISTING LIGHT YISTING ANTENNA EXISTING ANTENNA CA. ELEV=172.5 TREE LEGEND EXISTING ANTENNA VISTING ANTENNA EXISTING ANTENNA C/L ELEV=145.5'-PROPOSED ANTENNA/FRAME (LESSEE) EXISTING ANTENNA EXISTING ANTENNA C/L ELEV=105'----EXISTING LIGHTS C/L ELEV=120.4 -EXISTING ANTENNA C/L ELEV=113.5 PROPERTY INFORMATION TAX PARCEL: #51-101-275-03 -EXISTING SELF-SUPPORTING OWNER: PAUL ADAMSKI 74 ARTHUR STREET (LATTICE TYPE) TOWER MANISTEE, MICHIGAN 49660 TAX PARCEL: #51-174-708-09 EXISTING LIGHTS OWNER: ROY E. HENDERSON 13999 SOUTH WEST BAYSHORE DRIVE TRAVERSE CITY, MICHIGAN 49684 - Proposed Equipment shelter CELL SITE ADDRESS: 212 ARTHUR STREET (US-31) MANISTEE, MICHIGAN 49660 PROPOSED GENERATOR TOWER & SHELTER ELEVATION

SCALE: 1"=400'





SCALE: 1"=2000

LOCATION

LONGITUDE 86° 19' 01.9" LATITUDE 44° 15' 40.0" GROUND ELEV. @ TOWER BASE = 665.7

GENERAL NOTES:

- 1. All site work construction shall be in accordance with the current standards and specifications of the City of Manistee, where applicable
- The proposed equipment shelter is to be a one story, computerized, umparised, telephone aschange sincuture. All exterior walls are precast washed aggregate masonry. No water service, sanitary facilities or gas service is needed. Telephone and electrical services will be from an existing utility pole or line adjacent to the site.
- The proposed equipment shelter is to have a security system monitored 24 hours per day. The shelter will also be constructed with bullet resistant
- There are two, low wattage (27W), LED, shielded, wall-mounted security lights with one next to the stoop of the shelter and one on the rear of the shelter.
- There are no signs proposed for this project except for:

 a. Emergency contact information purposes and FCC *call* sign placed on equipment shelter door.
- The cellular antenna and equipment shelter will be approved by the Federal Communications Commission (FCC) and will not impact any frequency sensitive devices whatsoever. Buyer warrants no adverse radio interference
- There are no toxic materials used by Lessee on the site. Lessee has no need for outdoor storage or garbage disposal and pick-up.
- Maintenance personnel using van type service vehicles enter and exit the site approximately 2 to 4 times per month. No loading or unloading area is needed
- All areas disturbed by the construction of the shelter and generator and untenna shall be restored in kind. Contractor is to provide soil erosion control measures as needed or as directed by owner or government agency having
- 10. All areas within 5'-0" of the proposed equipment shaller shall be covered with 3" of crushed limestone placed over "Typar" landscape fabric.
- 11. Ingress and egress by Lessee's personnel to the site shall be via an existing ved and widened gravel drive from US-31.
- This site plan is based on the survey of the existing conditions conducted by Midwestern Consulting, LLC on 9-15-2011 and 12-09-2013.

BENCH MARK

Top of the north side of the northeast concrete base of the existing lattice tower.

Elevation: 667.55 (NAVD 88 Datum)

Rotate all bearings 01°22'55" counter-clockwise to obtain bearings based on True North as determined from global positioning system (GPS).

PREPARED BY: MIDWESTERN CONSULTING, LLC,

JAMES A. FISHER P.F. #24250

VICINITY SKETCH

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